

**PLANNING COMMISSION  
REGULAR MEETING AUGUST 1, 2016**

Anthony Whelan, Chairman, opened the meeting at 6:00 P.M. with the following in attendance:

**MEMBERS:**

Anthony Whelan, Chair  
Robert Pease, Vice-Chair  
Harry Jancis  
Ray Krzykowski  
Robert Clark  
Doyle Anderson  
Dave Sletner, Alternate - absent  
Sally Brouillet, Alternate - absent

**OTHERS:**

Sue Goggin, ZEO  
Lori Rotella, Assistant ZEO  
Wayne Zirolli, Borough Engineer  
Carl Herb, Burgess Liaison  
Public - 2

1. Anthony Whelan led with the Pledge of Allegiance. He took attendance and noted there was a quorum.
2. Executive session with Borough Attorney.

There was no executive session.

3. Review /Approval of the July 11, 2016 Regular Meeting Minutes.

**VOTED: 4-0-1** on a motion by Robert Clark and seconded by Robert Pease to **APPROVE** the July 11, 2016 Regular Meeting Minutes as written.

**FOR**

Robert Clark  
Robert Pease  
Anthony Whelan  
Ray Krzykowski

**AGAINST**

**ABSTAIN**

Harry Jancis

- A. Commission discussion/discussion regarding referral from the Zoning Commission for earth excavation at 1160 New Haven Road, Applicant: NERP Holding & Acquisitions, LLC

Jim Cassidy, Professional Engineer with Hallisey, Pearson & Cassidy Engineering Assoc. Inc., 35 Cold Spring Road, Unit #511, Rocky Hill representing NERP Holding & Acquisition, the preferred real estate developer for Tractor Supply. Jim explained he will go over the development portion of the application first and then explain the earth excavation portion.

The plan submitted calls for 28,400 cubic yards of material coming off of the site. If they were to have the access way off of New Haven Road, they would have to excavate

80,000 cubic yards off of the site. If they did not purchase a portion of 1152 New Haven Road to be used by the tractor trailers to turn around, they would have had to excavate 53,000 cubic yards off of the site. There will be a small 6 cubic yard dumpster outside. There will be a bailer inside for the cardboard and will be picked up once a week. The outside dumpster will be used for plastic and garbage. Jim went over the construction of the building and materials to be used. It will be a concrete masonry block building, the same type of building as their Newtown store. He also showed renderings of the proposed signage. They will be made out of a perforated polyplex solid material so light cannot come through. The letters will look black during the day and white during the night. Jim went over the grading and drainage as well as the cut and fill plans. He also explained their erosion and sediment control plan. Test pits were done on the property. He also went over the sequencing of the project. Once they have a level pad, they have 160 days to turn over the building to Tractor Supply. Tony Whelan questioned why they are not coming in off of New Haven Road. Jim explained that they would have to excavate approximately 80,000 cubic yards of material if they were to come in from New Haven Road. Jim stated that the Police Commission has already approved their plan. Tractor Supply is not a major traffic generator. Its peak time is Saturdays with 30 vehicles coming in and 32 vehicles going off of the site. Bob Pease had a concern with where the excavation material was going due to having two bridges out and two other projects with excavation going on at the same time. Harry mentioned that the property on New Haven Road owned by HZM Petroleum Corp. previously had an application in that required fill and maybe they can work something out. Susan stated that application was withdrawn but there is possibly something new in the works and she will pass this information along to HZM. Dolyre questioned when the applicant plans to break ground. Jim explained that the public hearing through the Zoning Commission opens on August 17, 2016. If they receive an approval that night, they would like to break ground in September in order to be able to have the paving and concrete work done so they will be ready to turn over the building to Tractor Supply in the spring of 2017. Jim has also reviewed the Naugatuck Zoning Regulations regarding signage and he will be in compliance. There are no sanitary sewers in that area. There will be a septic system installed. Bob Pease questioned if they had a lighting plan. Jim did not have a copy of the plan with him but he does have one. Bob Clark had a concern with a fence being installed between the existing house, north of the property on Candee Road. Jim explained that, by code, a fence will be installed the entire length of the retaining wall in addition to landscaping. Harry mentioned a few typos in the application that Jim will correct and send to Susan Goggin.

**VOTED:** Unanimously on a motion by Robert Pease and seconded by Ray Krzykowski to send a **POSITIVE** referral to the Zoning Commission for the excavation of approximately 28,000 cubic yards of material from the site at 1160 New Haven Road to the support the development of the Tractor Supply retail building.

- B. Commission discussion/discussion regarding referral from the Zoning Commission for proposed commercial building at 1160 New Haven Road, Applicant: NERP Holding & Acquisitions, LLC

Jim Cassidy explained what was on the aerial map of the proposed development. There are currently two houses on the property with access off of Candee Road. The applicant is

also looking to purchase a portion of the lot at 1152 New Haven Road. Both parcels are located in the New Haven Road Design District. Jim went over the elevation of the parcel and noted for the record there is a small area of wetlands offsite, across the road. He will be seeking wetlands approval on Wednesday, August 3, 2016. Jim explained that this will be a new retail building for Tractor Supply which caters to small farmers. He also stated what is sold at Tractor Supply. They do not sell tractors. The new building will be one story and 19,097 square feet. There will also be an outdoor display area with an 8 foot high chain link fence around it which will house their oversize merchandise. There will be a seasonal display area in the front of the building as well as the parking. They are proposing 76 parking spots in the front. The map shows an extra 6 parking spaces in the back, if required, for a total of 82 parking spaces. The loading pad will be in the rear of the building with a turnaround area for the tractor trailers. A portion of this will be located on the piece of property they will be purchasing at 1152 New Haven Road.

**VOTED:** Unanimously on a motion by Robert Pease and seconded by Robert Clark to send a **POSITIVE** referral to the Zoning Board for the development at 1160 New Haven Road, Applicant: NERP Holding & Acquisitions, LLC for the construction of the Tractor Supply Company retail building and the receipt of corrected application.

C. All new items require a 2/3 vote.

There was none.

## **5. OLD BUSINESS**

There was none.

## **6. ADJOURNMENT**

**VOTED:** Unanimously on a motion by Harry Jancis and seconded by Robert Pease to **ADJOURN** the meeting at 6:40 P.M.

RESPECTFULLY SUBMITTED:

Ray Krzykowski, Secretary/lr